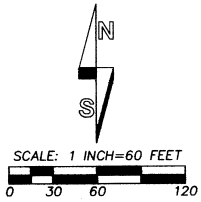


2007-05 182

PARTITION PLAT FOR MICHAEL POWELL

LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 32, W.M., CITY OF PENDLETON,
UMATILLA COUNTY, OREGON.
FEBRUARY, 2007

PARTITION PLAT NO. 2007-05 SHEET 1 OF 2



NOTE:
MARSTON PARK WAS PLATTED IN 1892, IN 1920, THE LASSEN SUBDIVISION WAS PLATTED OVER THE TOP OF PORTIONS OF THE MARSTON PARK SUBDIVISION. OWNERSHIP TRACT DEVELOPMENT IN THE AREA HAS GENERALLY NOT FOLLOWED THE LASSEN SUBDIVISION LOT LINES. TRACTS HAVE BEEN DEVELOPED AND DESCRIBED AS PORTIONS OF VARIOUS LOTS OF THE LASSEN PARK SUBDIVISION.

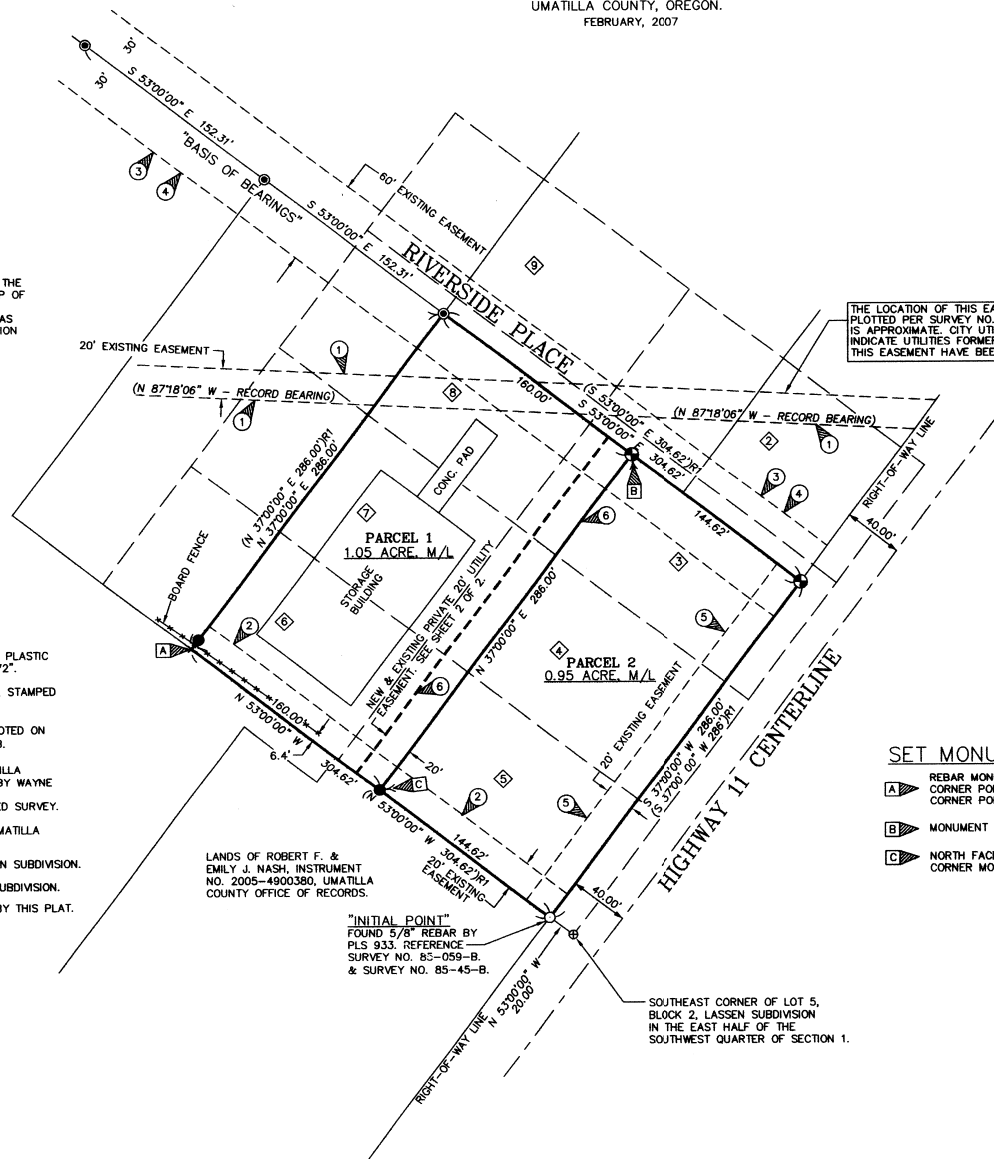
LEGEND

- - SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372".
- ⊕ - SET RAILROAD SPIKE IN ASPHALT STREET, STAMPED "PLS 1106" WITH PUNCH MARK.
- - FOUND 5/8" IRON REBAR BY PLS 933, NOTED ON UMATILLA COUNTY SURVEY NO. 85-059-B.
- ⊙ - FOUND RAILROAD SPIKE, NOTED ON UMATILLA COUNTY SURVEY NO. 85-45-B, AS SET BY WAYNE O. HARRIS AND ASSOCIATES IN 1972 FOR BREAKDOWN OF PARCELS, AN UNRECORDED SURVEY.
- (XOX)R1 - RECORD BEARING AND DISTANCE FROM UMATILLA COUNTY SURVEY NO. 85-45-B.
- Ⓛ - INDICATES LOT NUMBER, BLOCK 2, LASSEN SUBDIVISION.
- - - - - INDICATES LOT LINE, BLOCK 2, LASSEN SUBDIVISION.
- - - - - INDICATES EASEMENT LINE, DESIGNATED BY THIS PLAT.
- - - - - INDICATES EXISTING EASEMENT LINE.
- — — — — INDICATES NEW PARCEL LINE.

REFERENCE DOCUMENTS

SURVEY NO. I-27-A.
SURVEY NO. H-208-A, 1972.
SURVEY NO. 03-205-A, 1972.
SURVEY NO. I-129-C, 1975.
SURVEY NO. 85-45-B.
SURVEY NO. 85-059-B.
SURVEY NO. 91-96-B.
PLAT OF MARSTON PARK, 1892.
PLAT OF LASSEN SUBDIVISION, 1920.
STATE HIGHWAY MAP DRAWING 58-19-16, OCT. 1938.
DEED, INSTRUMENT NO. 2006-5060542, OFFICE OF COUNTY RECORDS.
VARIOUS EASEMENTS AND PROPERTY DESCRIPTION DISCLOSED BY PRELIMINARY TITLE REPORT, TITLE NO. PD0057490JC, DATED AUGUST 3, 2006, PREPARED BY AMERITITLE, 112 SOUTHEAST COURT AVE, PENDLETON, OREGON.

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2007-05
William R. Wells
WILLIAM R. WELLS



THE LOCATION OF THIS EASEMENT IS PLOTTED PER SURVEY NO. J-029-C AND IS APPROXIMATE. CITY UTILITY MAPS INDICATE UTILITIES FORMERLY OCCUPYING THIS EASEMENT HAVE BEEN ABANDONED.

EXISTING EASEMENTS:

- 1 - EXISTING 20' EASEMENT TO THE CITY OF PENDLETON, FOR WATER AND SEWER LINE PURPOSES, RECORDED AT BOOK 283, PAGE 241, INST. NO. 1966-284138, UMATILLA COUNTY DEED RECORDS.
- 2 - EXISTING 20' EASEMENT, AS DESCRIBED IN WARRANTY DEED TO WOODPECKER TRUCK & EQUIPMENT, INC., RECORDED AT BOOK 312, PAGE 219, INST. NO. 1971-327750, UMATILLA COUNTY DEED RECORDS. EASEMENT IS APPURTENANT TO LOT 6, BLOCK 3, LASSEN SUBDIVISION.
- 3 - EXISTING 60' ROADWAY EASEMENT, AS DESCRIBED IN EASEMENT DEED, RECORDED AT BOOK 321, PAGE 623, INST. NO. 1972-340038, UMATILLA COUNTY DEED RECORDS. EASEMENT IS APPURTENANT TO ABUTTING OWNERS, FOR THE SOLE AND ONLY PURPOSE OF INGRESS AND EGRESS TO ABUTTING PROPERTIES.
- 4 - EXISTING 60' EASEMENT FOR WATER LINE AND OTHER UTILITY PURPOSES TO THE CITY OF PENDLETON, RECORDED AT BOOK 326, PAGE 321, INST. NO. 1973-346158, UMATILLA COUNTY DEED RECORDS.
- 5 - EXISTING PERMANENT SLOPE EASEMENT TO THE STATE OF OREGON DEPARTMENT OF TRANSPORTATION, A STRIP OF LAND 60' WIDE FROM THE CENTERLINE OF THE OREGON-WASHINGTON HIGHWAY, RECORDED AT REEL 114, PAGE 1752, INST. NO. 1984-102718, UMATILLA COUNTY DEED RECORDS.
- 6 - EXISTING 20' PRIVATE EASEMENT FOR UTILITY SERVICES, RECORDED AS INSTRUMENT NO. 2007-5140243, UMATILLA COUNTY OFFICE OF RECORDS. THE EASEMENT IS APPURTENANT TO LANDS DESCRIBED IN DEED TO ROBERT F. NASH AND EMILY J. NASH, HUSBAND AND WIFE RECORDED AS INSTRUMENT NO. 2005-4900380, UMATILLA COUNTY OFFICE OF RECORDS.

SEE SHEET 2 OF 2 FOR DESIGNATION OF THIS EASEMENT AS ALSO APPURTENANT TO PARCEL 2 OF THIS PARTITION PLAT.

SET MONUMENT NOTES:

- A - REBAR MONUMENT IS SET N 37°00'00" E 8.00' FROM CORNER POINT WHICH FALLS SOUTH OF BOARD FENCE. THE CORNER POINT FALLS 3.8' SOUTH OF OLD BOARD FENCE.
- B - MONUMENT IS SET N 53°00'00" W 0.10' FROM CORNER POINT.
- C - NORTH FACE OF NURSERY BUILDING IS 8.7' SOUTH OF CORNER MONUMENT.

RECORDING INFORMATION,
UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON February 26, 2007
at 4:15 o'clock P.m., in the record of
PLATS of said County.
YEAR NUMBER Slide
2007 05

OFFICE OF COUNTY RECORDS
By: ...JEAN HEMPHILL...Records Officer
Fees \$ 50.00 No. 2007-5150509

REGISTERED PROFESSIONAL LAND SURVEYOR
William R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/08

WILLIAM R. WELLS, PLS
2602 N.E. RIVERSIDE PLACE
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362
DATE: 10/06 DR. BY: DMT
CK. BY: WRW NO: 06-1088

PROJECT: W/POWELL
PARTITION PLAT FOR:
MICHAEL POWELL
LOCATED IN THE SE 1/4 SW 1/4,
SECTION 1, TOWNSHIP 2 NORTH,
RANGE 32 EAST, W.M., CITY
PENDLETON, UMATILLA COUNTY,
OREGON.

3-07
KR

2007-05²³²

PARTITION PLAT FOR MICHAEL POWELL

LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 32, W.M., CITY OF PENDLETON,
UMATILLA COUNTY, OREGON.
FEBRUARY, 2007

PARTITION PLAT NO. 2007-05 SHEET 2 OF 2

APPROVALS

EXAMINED AND APPROVED THIS:
26 DAY OF February 2007.

LAND DIVISION NO. MP06-02
Michael D. Muller
PENDLETON CITY PLANNER

EXAMINED AND APPROVED THIS
26 DAY OF February 2007.

[Signature]
PENDLETON CITY SURVEYOR

EXAMINED AND APPROVED THIS
26 DAY OF February 2007.

[Signature]
UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL THIS
26 DAY OF February 2007.

[Signature]
UMATILLA COUNTY TAX COLLECTOR

RECORDING INFORMATION
UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and
recorded
ON February 26, 2007
at 4:15 o'clock Pm., in the record of
PLATS of said County.
YEAR NUMBER Slide
2007 05

OFFICE OF COUNTY RECORDS
By: ...JEAN HEMPHILL...Records Officer
Fees \$ 50.00 No. 2007-5150509

OWNER'S DECLARATION & EASEMENT DESIGNATION:

I, MICHAEL B. POWELL, OWNER, DO HEREBY ACKNOWLEDGE THIS PARTITION PLAT WAS PREPARED WITH MY KNOWLEDGE AND CONSENT AND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND APPLICABLE PORTIONS OF CITY OF PENDLETON AND UMATILLA COUNTY ORDINANCES.

I HEREBY DESIGNATE THE EASTERLY 20.00 FEET OF PARCEL 1 AS A NEW EASEMENT FOR PRIVATE UTILITIES, APPURTENANT TO PARCEL 2. THE EASEMENT IS FOR THE CONSTRUCTION, PLACEMENT, USE, REPAIR AND MAINTENANCE OF ANY UTILITY SERVICE INCLUDING, WITHOUT LIMITATION, WATER, SEWER, POWER, GAS, PHONE, CABLE, AND INTERNET LINES AND PIPES. THE LOCATION OF THIS NEW EASEMENT IS SHOWN ON SHEET 1 OF 2.

I HEREBY ACKNOWLEDGE EXISTING EASEMENTS AND ENCUMBRANCES OF RECORD ON AND ACROSS PARCELS 1 AND 2 OF THIS PARTITION PLAT.

[Signature]
MICHAEL B. POWELL, OWNER

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF
February 2007.

[Signature]
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 10-14-08

MY COMMISSION NUMBER: 385199

SURVEYORS CERTIFICATE AND NARRATIVE

I CERTIFY THAT I HAVE CORRECTLY SHOWN PARCELS 1 AND 2 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND CITY OF PENDLETON AND UMATILLA COUNTY ORDINANCES. PARCELS 1 AND 2 ARE MONUMENTED WITH LEGAL MONUMENTS, AS SHOWN ON SHEET 1 OF 2. THIS SURVEY WAS MADE WITH A 2 PERSON CREW USING A SOKKIA SET 48 FIVE SECOND TOTAL STATION.

REAL PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN LOTS 3, 4, 5, 6, 7 AND 8, BLOCK 2, LASSEN SUBDIVISION IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 5, BLOCK 2, SAID LASSEN SUBDIVISION; THENCE NORTH 53°00'00" WEST ALONG THE SOUTHERLY LINE OF BLOCK 2, LASSEN SUBDIVISION A DISTANCE OF 20.00 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF OREGON - WASHINGTON HIGHWAY NO. 11; THE "INITIAL POINT" FOR THIS DESCRIPTION; THENCE CONTINUING NORTH 53°00'00" WEST ALONG SAID SOUTHERLY LINE OF BLOCK 2 A DISTANCE OF 304.62 FEET; THENCE NORTH 37°00'00" EAST A DISTANCE OF 286.00 FEET; THENCE SOUTH 53°00'00" EAST A DISTANCE OF 304.62 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF OREGON - WASHINGTON HIGHWAY NO. 11; THENCE SOUTH 37°00'00" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 286.00 FEET TO THE "INITIAL POINT".

[Signature]
WILLIAM R. WELLS, PLS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/06

SURVEYORS NOTE REGARDING EASEMENT DESIGNATION ON THIS PLAT:

THE EXISTING 20 FOOT EASEMENT FOR PRIVATE UTILITIES, ABUTTING THE EAST LINE OF PARCEL 1, AND RECORDED AS INSTRUMENT NO. 2007-5140243, OFFICE OF COUNTY RECORDS, IS APPURTENANT TO TRACTS 1 AND 2 OF LANDS CONVEYED TO ROBERT F. NASH AND EMILY J. NASH, HUSBAND AND WIFE, IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 2005-4900380, OFFICE OF COUNTY RECORDS.

THE EXISTING 20 FOOT EASEMENT FOR PRIVATE UTILITIES, GRANTED TO ROBERT F. NASH AND EMILY J. NASH, HUSBAND AND WIFE, BY DEED CREATING UTILITY EASEMENT, RECORDED AS INSTRUMENT NO. 2007-5130766, IS UNCLEAR, IN THAT IT DOES NOT INCLUDE LANDS CONVEYED TO ROBERT F. NASH AND EMILY J. NASH, HUSBAND AND WIFE, BY DEED RECORDED AS INSTRUMENT NO. 2005-490038, AS LANDS APPURTENANT TO THE EASEMENT.

THE EXISTING 20 FOOT EASEMENT ABUTTING THE EAST LINE OF PARCEL 1 WILL ALSO BE APPURTENANT TO PARCEL 2 OF THIS PARTITION PLAT AND IS DESIGNATED AS A NEW EASEMENT APPURTENANT TO PARCEL 2 IN THE OWNERS DECLARATION AND EASEMENT DESIGNATION ON THE FACE OF THIS PLAT SHEET.

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2007-05

[Signature]
WILLIAM R. WELLS, PLS

WILLIAM R. WELLS, PLS 2602 N.E. RIVERSIDE PLACE P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362	PROJECT: VMP0WELL2 PARTITION PLAT FOR: MICHAEL POWELL LOCATED IN THE SE 1/4 SW 1/4, SECTION 1, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY PENDLETON, UMATILLA COUNTY, OREGON.
DATE: 10/06 CK. BY: WRW	DR. BY: DMT NO: 06-1088

Umatilla County Surveyors

3-07